

# 24-03RZ Flagship MOB

Owner: Ayyad Abdelrahman

Agent: Neale Stralow, PLA, AICP, ENV SP, VHB

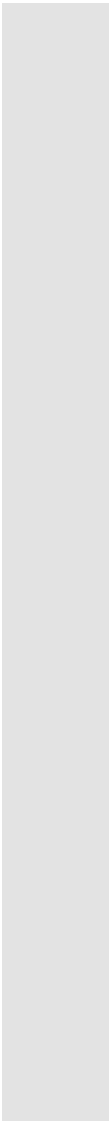
# General Information

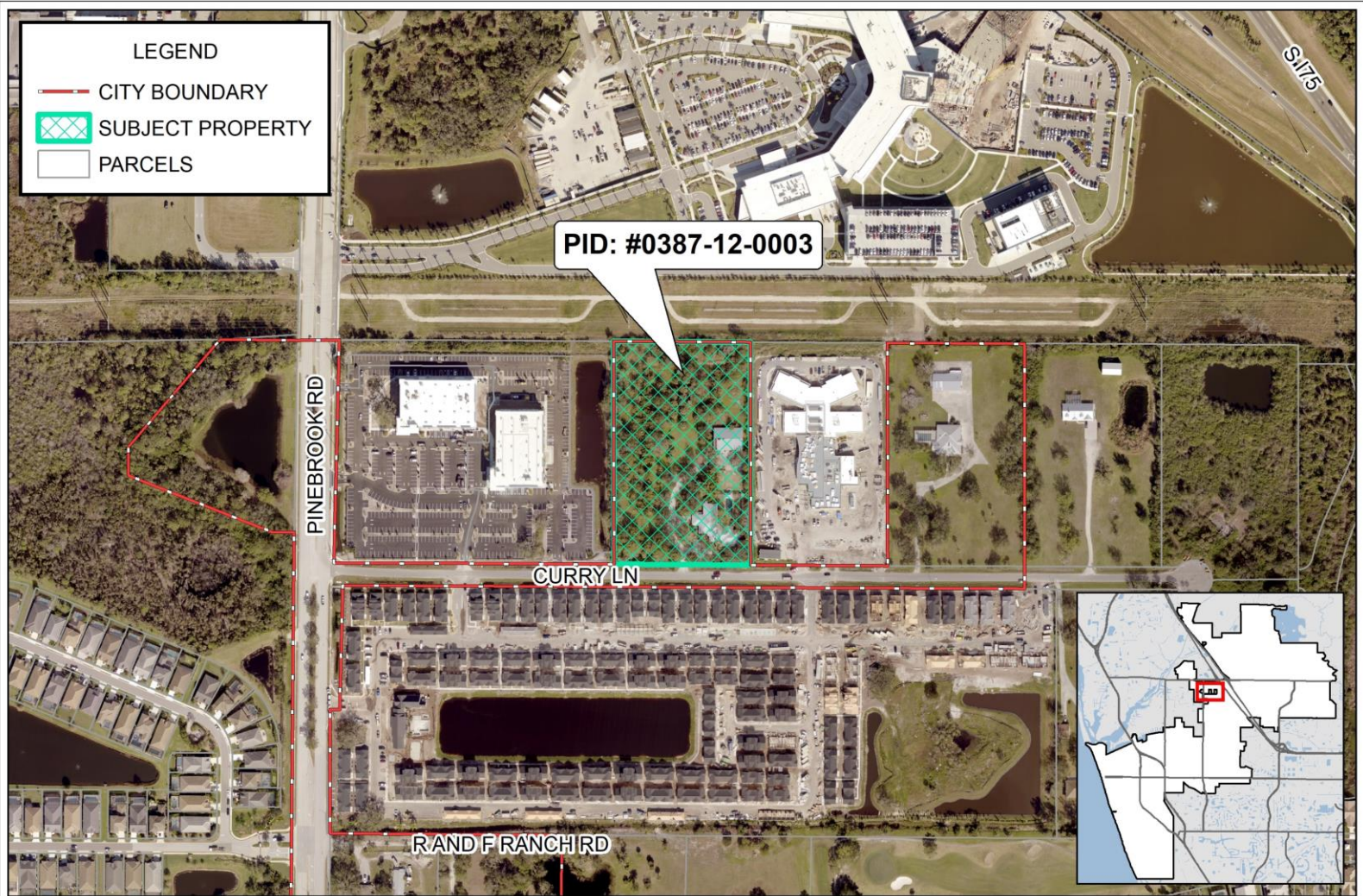
<b>Address:</b>	2695 Curry Lane
<b>Request:</b>	Assigning a City of Venice Office, Professional and Institutional (OPI) zoning district to the subject property
<b>Owner:</b>	Ayyad Abdelrahman
<b>Agent:</b>	Neale Stralow, PLA, AICP, ENV SP, VHB
<b>Parcel ID:</b>	0387120003
<b>Parcel Size:</b>	5.0 ± acres
<b>Future Land Use:</b>	Sarasota County Moderate Density Residential
<b>Zoning:</b>	Sarasota County Open Use Estate 1
<b>Comprehensive Plan Neighborhood:</b>	East Venice Avenue
<b>Application Date:</b>	January 4, 2024
<b>Associated Petitions:</b>	24-01AN, 24-02CP



## Project Description

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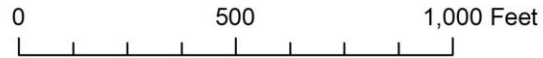
- Assigning a City of Venice Office, Professional and Institutional (OPI) zoning designation on the subject property
    - Applicant intends to develop a medical office building project
  - Petitions 24-01AN and 24-02CP and filed concurrently
  - Applicant has submitted conceptual plan for reference
- 



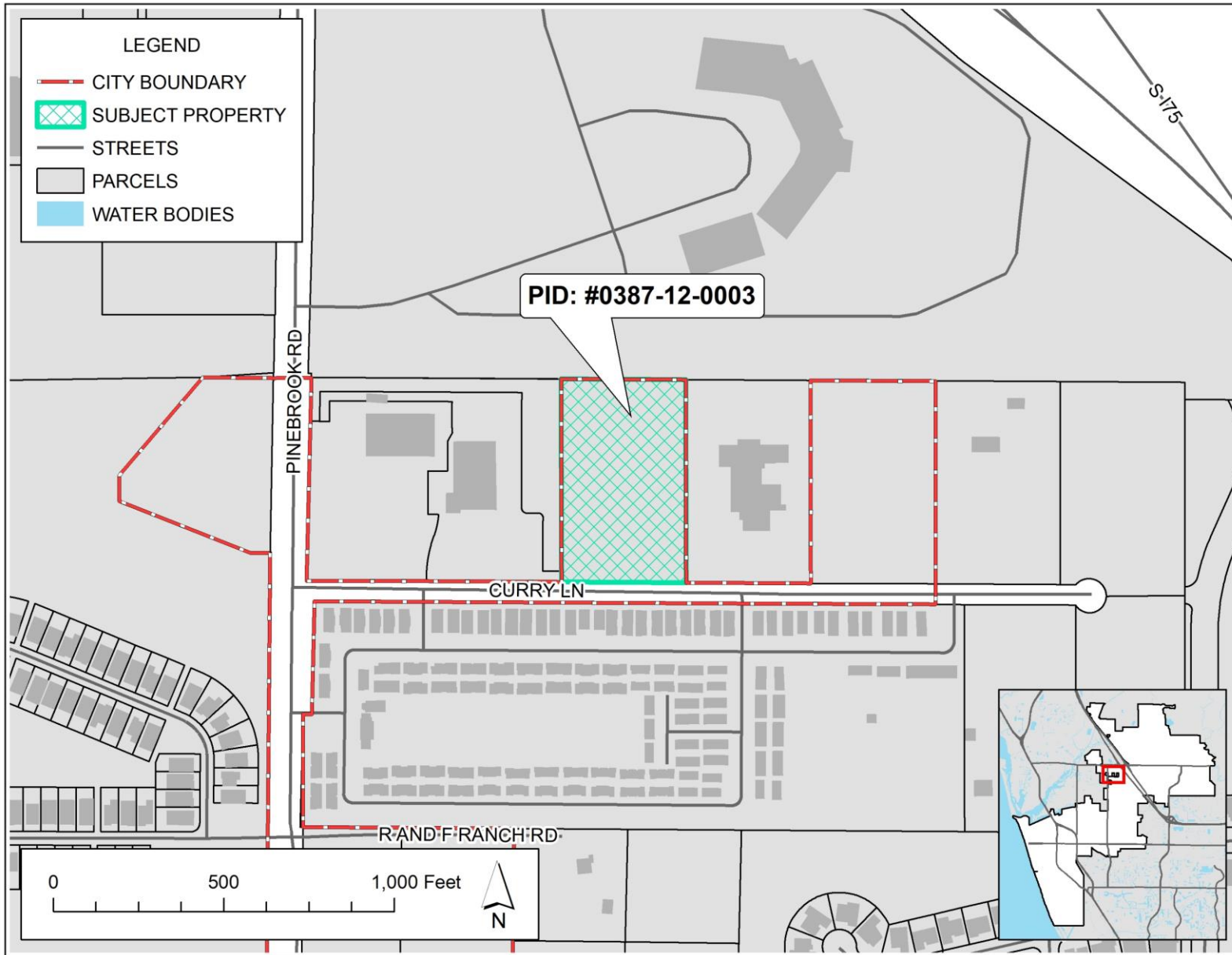
**FLAGSHIP MOB**



AERIAL  
PLANNING AND ZONING DEPARTMENT



# Aerial Map



# Location Map



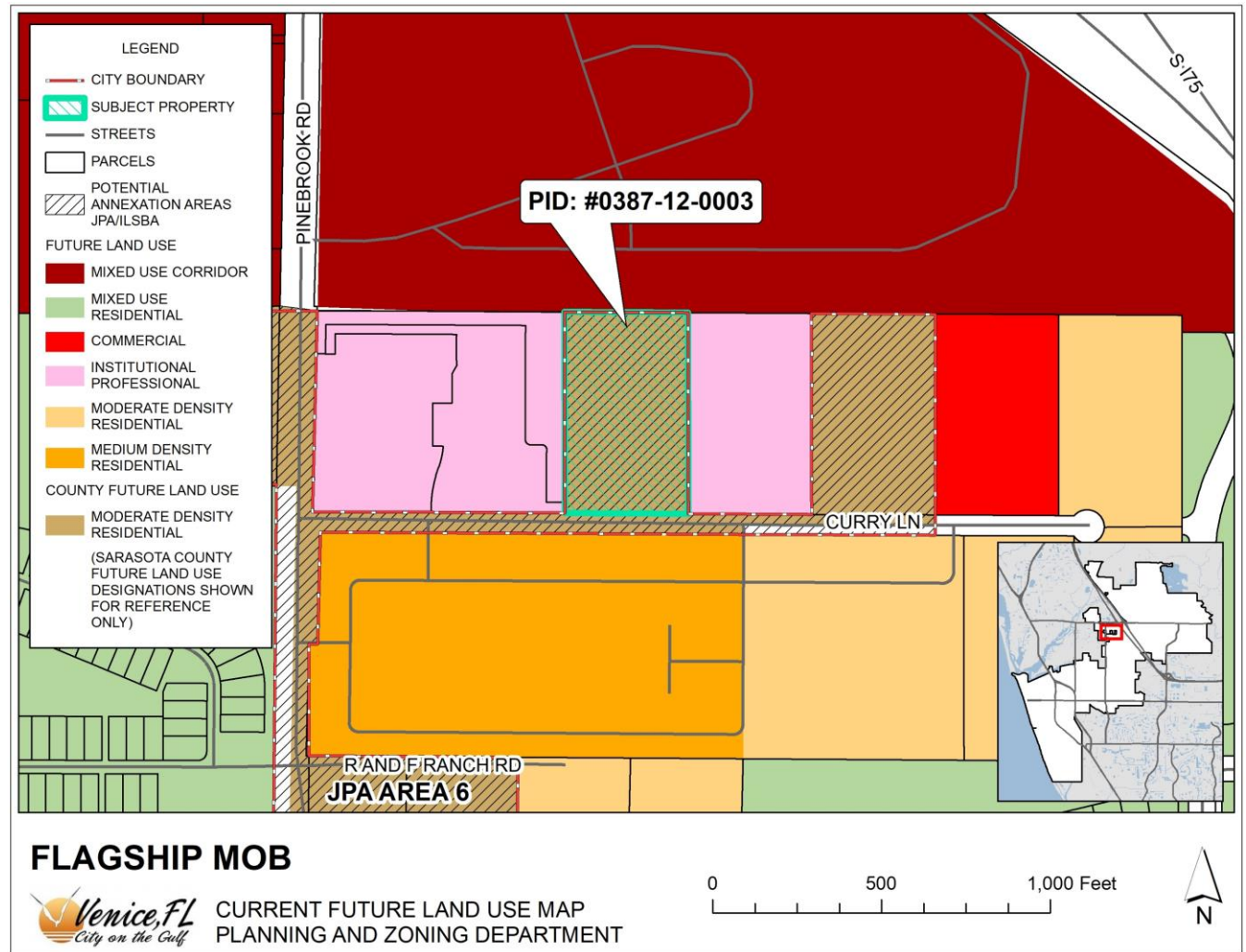


# Existing Conditions

Future Land Use Map, Zoning Map, Site Photo, Surrounding Land Uses

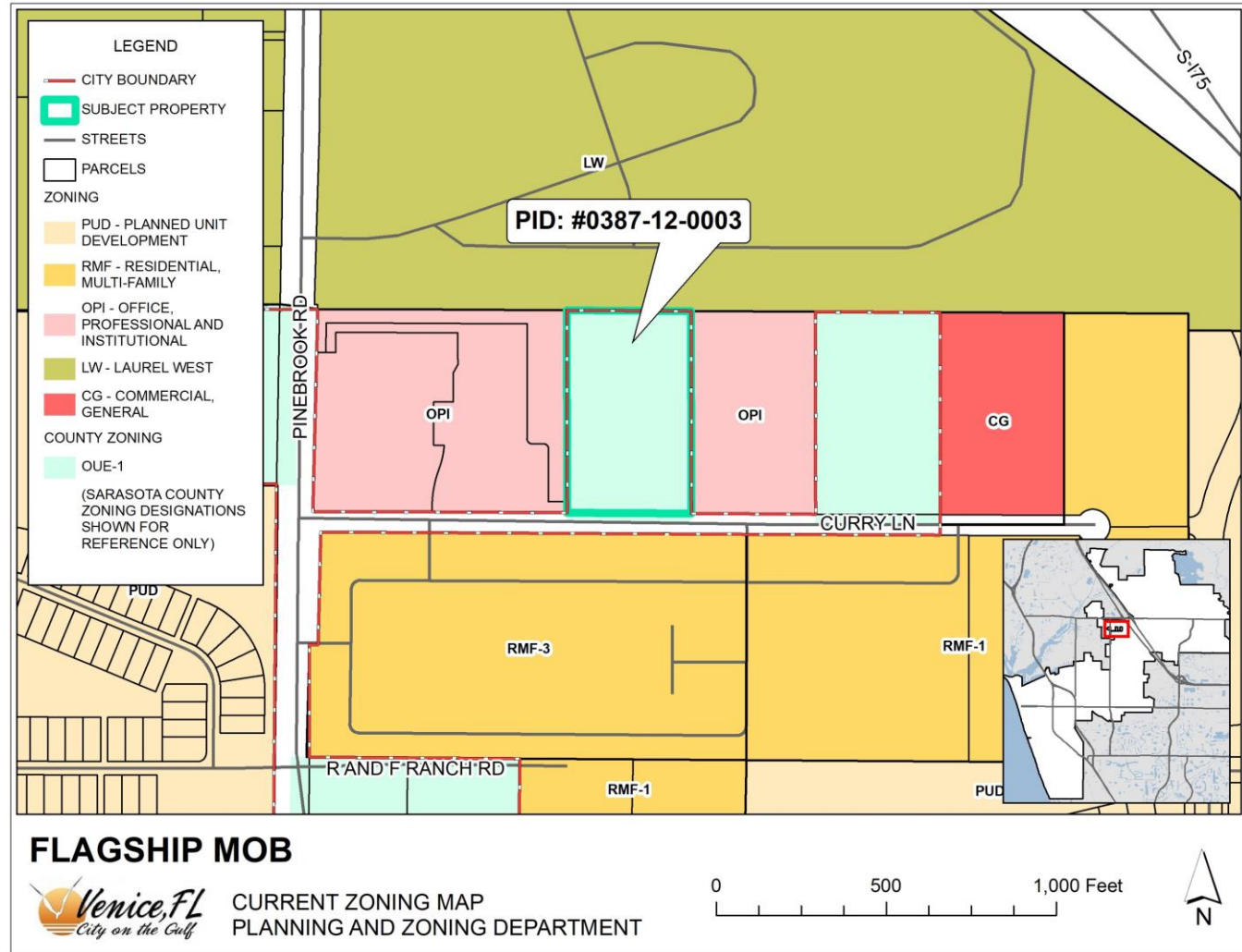


# Future Land Use Map





# Zoning Map





<b>Direction</b>	<b>Existing Land Use(s)</b>	<b>Current Zoning District(s)</b>	<b>Future Land Use Map Designation(s)</b>
<b>North</b>	Sarasota Memorial Hospital	Laurel West	Mixed Use Corridor
<b>South</b>	Residential (The Sophia)	Residential, Multifamily 3	Medium Density Residential
<b>East</b>	Rehabilitation hospital	Office, Professional and Institutional (OPI)	Institutional Professional
<b>West</b>	Medical offices	OPI	Institutional Professional

# Surrounding Land Uses



# Planning Analysis

Comparison of Districts, Comprehensive Plan Consistency, Land Development Code Compliance, Concurrency/Mobility



<b>Standards</b>	<b>Existing Zoning – OUE-1</b>	<b>Proposed Zoning – OPI</b>
<b>Density Limit</b>	1 du/5 ac	N/A (intensity limit of 0.5 FAR)
<b>Maximum Dwelling Units on 5.0 acres</b>	1 unit	None (max square footage 108,900SF)
<b>Height</b>	35 feet	35 feet by right 46 feet with height exception
<b>Lot Coverage</b>	20%	40%
<b>Principal Uses*</b>	Residential, Agriculture, Animal Boarding, Borrow Pit, Family Daycare, Parks, Utilities, Crematorium	Assisted Living Facility, Community Care Facility, Essential Services (Minor), Place of Assembly, Cultural Facility, School, Artist Studio, Professional Office, Personal and Financial Services, Medical/Dental Office, Hospital

\*not an exhaustive list of uses

# Comparison of Existing and Proposed Zoning

## JPA Area 6

- Limits IP uses to properties east of Pinebrook Road
- Nonresidential intensity maximum of 0.5 FAR
- Development in this area is served by City water and sewer

### **Strategy LU 1.2.4.b - Institutional-Professional:**

1. Provides areas within the City for professional offices, educational, healthcare, religious or similar uses.

- OPI is an implementing zoning district of Institutional Professional
  - Request is consistent with the request in 24-02CP
  - Intent for medical office use appropriate for this designation
- No other strategies in the Land Use Element, any other elements, or the Pinebrook neighborhood have been found to relate directly to the subject proposal.

Consistency  
with the  
Comprehensive  
Plan

Conclusions /  
Findings of Fact  
(Consistency  
with the  
Comprehensive  
Plan):

- Analysis has been provided to help Planning Commission determine consistency with the Land Use Element strategies applicable to the Institutional Professional future land use designation, strategies found in the Pinebrook Neighborhood element, and other plan elements.

# Compliance with the Land Development Code

- Processed according to procedures in Sec. 87-1.7
  - No issues identified by the TRC
- Decision Criteria contained in Sec. 87-1.7.4
  - Applicant responses in agenda packet
- Sec. 87-1.2.8.C – Land Use Compatibility Analysis
  - Responses in staff report and agenda packet
- Special considerations in Sec. 4 apply
  - Property subject to the JPA
  - Property adjacent to Sarasota County zoning



Conclusions /  
Findings of  
Fact  
(Compliance  
with the Land  
Development  
Code):

- The proposed zoning map amendment is compliant, and no inconsistencies have been identified with the LDC.

## Conclusion

- Upon review of the petition, Florida Statutes, the Comprehensive Plan, Land Development Code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for Planning Commission to make a recommendation to City Council on Zoning Map Amendment Petition No. 24-03RZ.